

# POPULATION ESTIMATES 2004

## City of Charleston

Department of Planning and Neighborhoods, January 2004



### 2004 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2004 when permitted housing units are occupied)

Area of City	2000 Census (04/01/00)	04/2000-12/2003 Persons Annexed	2000-03 New Constr. (Persons)	2000-03 Demos (Persons)	TOTAL 2004 ESTIMATE
Peninsula	35,157	-	655	587	35,225
West Ashley	45,954	342	4,018	67	50,247
James Island	12,741	201	2,913	20	15,835
Johns Island	1,676	5	895	11	2,565
Daniel Is./Cainhoy	1,122	4	2,339	0	3,465
<b>TOTALS</b>	<b>96,650</b>	<b>552</b>	<b>10,820</b>	<b>685</b>	<b>107,337</b>

*This estimate uses the 2000 Census population as a base plus the number of persons annexed, plus persons gained by new residential construction, minus persons lost by residential demolition. Persons gained by new residential construction is calculated using 98% of the number of single family (S/F) housing units plus 98% of the multi-family (M/F) housing units permitted in the listed calendar years (minus the vacancy rate of 8.5 %) multiplied by 2.23 (City of Charleston persons per household from the 2000 Census). Persons lost by residential demolition is calculated by number of housing demolition permits in the listed calendar year multiplied by 2.23.*

## BUILDING PERMIT TALLIES

### SINGLE FAMILY PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
1990	24	243	56	24	0	347
1991	9	206	56	29	0	291
1992	3	207	60	10	0	280
1993	5	211	116	18	0	350
1994	5	159	144	11	0	319
1995	22	148	159	12	0	341
1996	22	238	123	19	41	443
1997	32	339	173	32	60	636
1998	19	220	205	48	81	573
1999	34	236	248	62	109	689
2000	43	336	142	35	148	704
2001	68	294	208	57	128	755
2002	23	360	351	108	180	1,022
2003	34	309	241	143	522	1,249
<b>TOTALS</b>	<b>343</b>	<b>3,506</b>	<b>2,282</b>	<b>599</b>	<b>1,269</b>	<b>7,999</b>

**MULTI-FAMILY PERMITS ISSUED BY YEAR AND AREA**

<b>YEAR</b>	<b>Peninsula</b>	<b>West Ashley</b>	<b>James Island</b>	<b>Johns Island</b>	<b>Daniel Is./Cainhoy</b>	<b>TOTAL</b>
1990	24	20	5	0	0	49
1991	22	0	0	0	0	22
1992	7	0	2	0	0	9
1993	20	0	0	0	0	20
1994	26	6	0	4	0	36
1995	22	0	0	0	0	22
1996	110	0	168	0	0	278
1997	13	0	39	0	0	52
1998	3	396	306	0	0	705
1999	37	0	518	0	295	850
2000	65	94	410	38	0	607
2001	78	7	169	0	0	254
2002	8	259	0	0	59	326
2003	36	458	74	85	170	823
<b>TOTALS</b>	471	1,240	1,691	127	524	4,053

**DEMOLITION PERMITS BY YEAR AND AREA**

<b>YEAR</b>	<b>Peninsula</b>	<b>West Ashley</b>	<b>James Island</b>	<b>Johns Island</b>	<b>Daniel Is./Cainhoy</b>	<b>TOTAL</b>
2002	20	1	1	0	0	22
2003	32	15	3	0	0	50
<b>TOTALS</b>	52	16	4	0	0	72

(Source: City of Charleston Building Permit Records)

**PERSONS ANNEXED BY YEAR AND AREA**

<b>YEAR</b>	<b>Peninsula</b>	<b>West Ashley</b>	<b>James Island</b>	<b>Johns Island</b>	<b>Daniel Is./Cainhoy</b>	<b>TOTAL</b>
2002	0	32	28	3	0	63
2003	0	6	0	2	0	8
<b>TOTALS</b>	0	38	28	5	0	71